



TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, NOVEMBER 4, 2021 AT 6:00 P.M.

Council Chambers, 26379 Fremont Road, Los Altos Hills, CA

www.losaltoshills.ca.gov

ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

Notice to Public: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 26379 Fremont Road, Los Altos Hills, California during normal business hours. These materials will also be made available on the Town website subject to Staff's ability to post the documents before the meeting.

TELECONFERENCE SPECIAL NOTICE

Pursuant to Government Code Section 54953(e):

NOTICE OF TELECONFERENCED MEETING

On September 16, 2021, Governor Newsom signed Assembly Bill 361 (2021), which amended Section 54593 of the Government Code to allow local legislative bodies to continue to conduct meetings by teleconference under specified conditions and pursuant to special rules on notice, attendance, and other matters. As the City Council for the Town of Los Altos Hills has made the findings required by Government Code Section 54953, the Council, the Planning Commission and Committees will continue to conduct meetings by teleconference and the Council Chambers will not be open to the public for this Planning Commission meeting. Pursuant to the requirements of Government Code Section 54953(e), members of the public will be provided with notice of how they may access the meeting and offer public comment.

Commissioners Teleconferencing: Chair Birgitta Indaco, Vice-Chair Jim Waschura, Commissioners Jitze Couperus, Ed Smith, and Rajiv Patel.

This meeting will be broadcast via live-stream service at <http://www.losaltoshills.ca.gov>.

NOTE: *There may be a delay in the live streaming of the meeting. If you wish to provide oral comments during the meeting, please follow the meeting proceedings via the teleconference to ensure you are prepared when called upon.*

Members of the Public may participate and provide public comments to teleconference meetings as follows:

1. If you wish to submit a public comment on agenda items in advance of the meeting, please send to the Project Planner for the project or the Planning Technician kbrunner@losaltoshills.ca.gov. Emails received prior to the meeting will be included in the public record. If the email is received after all comments are posted, the Technician will read aloud public comments at the Planning Commission meeting, not to exceed three minutes (approximately 300 words).
2. If you wish to submit a public comment during the meeting, please use the following information. Before speaking, please identify yourself by name and where you reside.
3. To join from a PC, Mac, iPad, iPhone or Android device, click this URL to join:

Videoconference Link:	https://bit.ly/LosAltosHillsPC
Webinar ID:	810 7639 7750
Password:	574533
Phone:	(669) 900 6833

Public testimony will be taken at the direction of the Chair and members of the public may only comment during times allotted for public comments.

THURSDAY, NOVEMBER 4, 2021 AT 6:00 PM

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or act tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

3. CONSENT CALENDAR

3.1 Approval of October 7, 2021 Regular Meeting Minutes

3.2 Resolution to authorize the Planning Commission of the Town of Los Altos Hills to continue meeting virtually through teleconference meetings and making related findings pursuant to AB 361.

4. PUBLIC HEARINGS

Public hearings are specially noticed items for discussion. Anyone wishing to speak regarding a public hearing should fill out a speaker card prior to the completion of the staff report and give it to staff. The order of business for public hearings is as follows:

- | | |
|--|---|
| 1. Staff Presentation | 4. Public Comments – 3 Minutes per person |
| 2. Applicant Presentation – 15 Minutes | 5. Applicant Response – 5 Minutes |
| 3. Commission Questions/Clarifications | 6. Commission Comments/Questions/Action |

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk by 4PM within twenty-one (21) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the Council may file such an appeal without payment of a fee.

➤ *Planning Commission Ex Parte Contacts Policy Disclosure*

4.1 12255 Menalto Drive – File # APL21-0003 – Lands of St. Ledger

Appeal of the Site Development Committee's approval of Site Development Permit (SD21-0009) for landscape screening and fencing for an approved new residence.
Continued from the October 7, 2021 Planning Commission meeting at the request of the appellant.

CEQA Review: Categorical Exemption per Section 15303(e) and 15304(b)

Project Planner: Jeremy Loh

4.2 12354 Priscilla Lane – File #MA21-0001 – Lands of Wong

Map Adjustment request to remove a recorded 25-foot wide Human Habitation Setback from Parcel Map 609.

CEQA review: Categorical Exemption per Section 15305

Project Planner: Jeremy Loh

4.3 22560 Ravensbury Avenue – File #SD20-0045 – Lands of Perlegos

Request for a Site Development Permit for a new 5,016 square-foot, two-story residence with an attached 759 square-foot accessory dwelling unit; a request for a less

than two-foot setback encroachment for uncovered parking; and a request for grading policy exception for excavation.

CEQA review: Categorical Exemption per Section 15303(a)

Project Planner: Jeremy Loh

Continued off calendar.

5. REPORTS FROM THE CITY COUNCIL MEETINGS

5.1 Past Meeting

- October 21, 2021 – Commissioner Patel

5.2 Upcoming Meeting Assignments

- November 18, 2021 – Commissioner Couperus
- December 16, 2021 – Vice-Chair Waschura
- January 20, 2022 – Chair Indaco
- February 17, 2022 – Commissioner Smith

6. REPORT ON PAST FAST TRACK/SITE DEVELOPMENT MEETINGS

6.1 October 12, 2021

CANCELLED

6.2 October 19, 2021

13691 Old Altos Road – File #SD21-0064 – Lands of Neal

Site Development Permit for a 381 square-foot, second-story addition to an existing single-family residence. APPROVED

6.3 October 26, 2021

CANCELLED

6.4 November 2, 2021

12640 Corte Madera Ln – File #PM21-0005 – Lands of Xu

Permit Modification to a Site Development Permit for a previously approved 4,587 square-foot residence with a 2,063 square-foot basement and a new detached 552 square-foot garage, and 800 square-foot accessory dwelling unit. PENDING

7. PLANNING DIRECTOR REPORT

8. ADJOURNMENT